



 NEWTON

3 Church Lane, Thurmaston - LE4 8DR

Guide Price £249,950

 **NEWTON FALLOWELL**



3 Church Lane

Thurmaston, Leicester

Occupying a delighted position along the charming and historic church lane, fall in love with this characterful **TWO BEDROOM SEMI DETACHED** cottage situated in the heart of Thurmaston village, within walking distance to an array of amenities as well the popular Watermead Country Park. Benefiting from gas central heating, the layout includes a kitchen diner and two reception rooms, both with feature fireplaces. Upstairs you will find two double bedrooms and a bathroom fitted with a four piece suite. The plot offers a low maintenance courtyard to the side along with a parking space. Featuring views of the church, an internal inspection is essential to fully appreciate the position and size of the cottage on offer.

Council Tax band: B

Tenure: Freehold

- Two bedroom semi detached cottage
- Situated in the heart of Thurmaston village
- Within walking distance to local amenities and Watermead Country Park
- Low maintenance garden and off road parking
- Two reception rooms, both with characterful fireplaces
- Full of character, featuring exposed beams and uniquely shaped rooms
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band B
- EPC Rating D
- Viewings strictly by appointment only!





Welcome to your new home

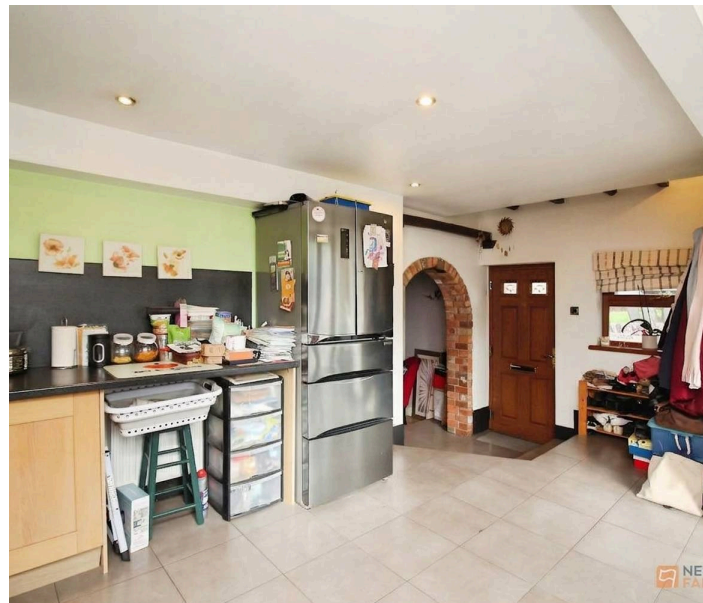
Upon entry to the home, you step into the kitchen, fitted with a modern range of wall, base and drawer units with laminate work surfaces, one and a half bowl stainless steel sink drainer, range cooker with stainless steel extractor hood, space for American style fridge freezer, under-counter space and plumbing for dishwasher, under-counter space and plumbing for washing machine, tiled flooring, two double glazed windows to front elevation, double glazed window to side elevation and double glazed French doors to side elevation leading out into the garden. An archway leads through to the formal dining room, presented with wood effect flooring and enjoying a characterful brick fireplace with open fire. There is also a storage cupboard under the stairs and a further cupboard housing the boiler. There is access through to the living space, with a brick built fireplace with gas burner, built in storage cupboard, radiator and door concealing stairs off to first floor.

Moving upstairs

Ascend to the first floor, the landing provides access to two double bedrooms, the main bedroom enjoying the use of built in wardrobes. The bathroom is fitted with a modern, white four piece suite comprising close coupled W.C., pedestal wash hand basin, bath with shower attachment and double shower cubicle, built in storage cupboard and double glazed window to side elevation.

Outside

To the side of the property is a charming cottage garden, predominantly block paved and featuring a decked seating area with a wooden pergola, brick-built barbecue and wooden garden shed. Raised flower beds and well-established planted borders add colour and character, while the garden is enclosed by a combination of wooden fencing and brick walling. A gate provides access to the off-road parking area.



Location

Thurmaston lies some 4 miles north of the centre of Leicester and has an excellent range of shopping and supermarket facilities, schools, bus services and recreational facilities including nearby Watermead Country Park. For the commuter, the nearby ring road provides access to junction 21 of the M1 and M69.

Tenure & Council Tax

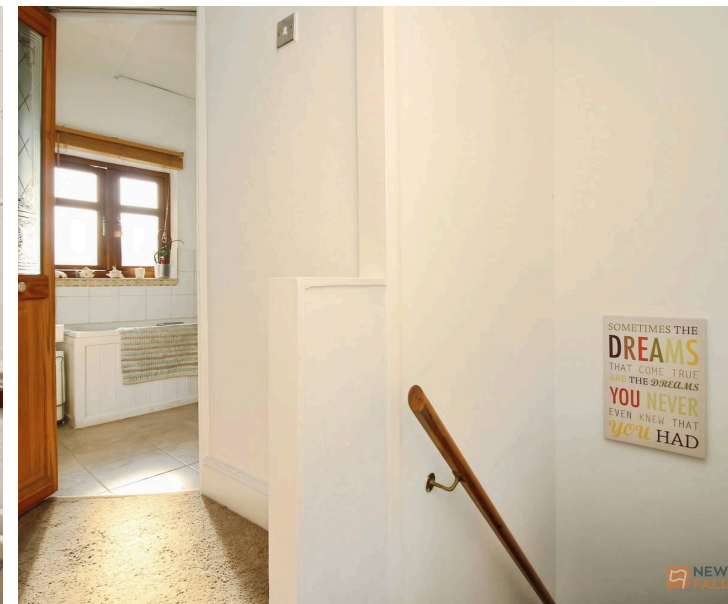
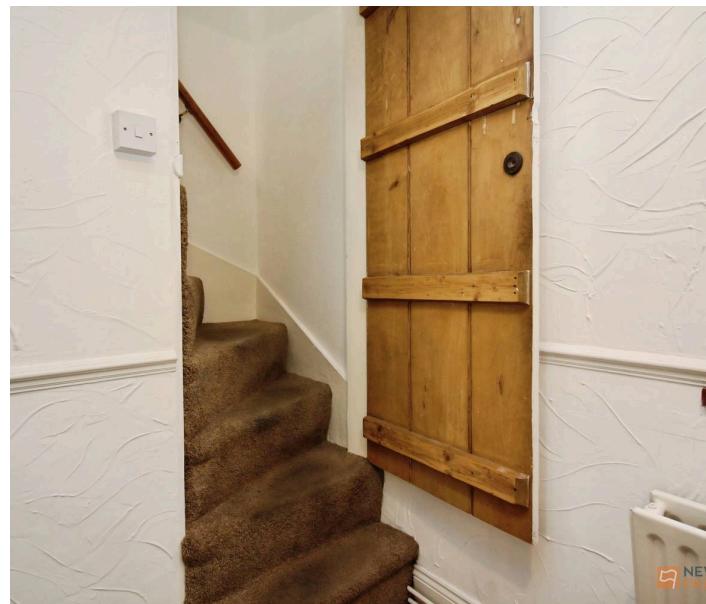
We understand the property to be freehold with vacant possession upon completion. Charnwood Council - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

We are pleased to introduce EVERYONE MORTGAGES, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.





Making an Offer

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.



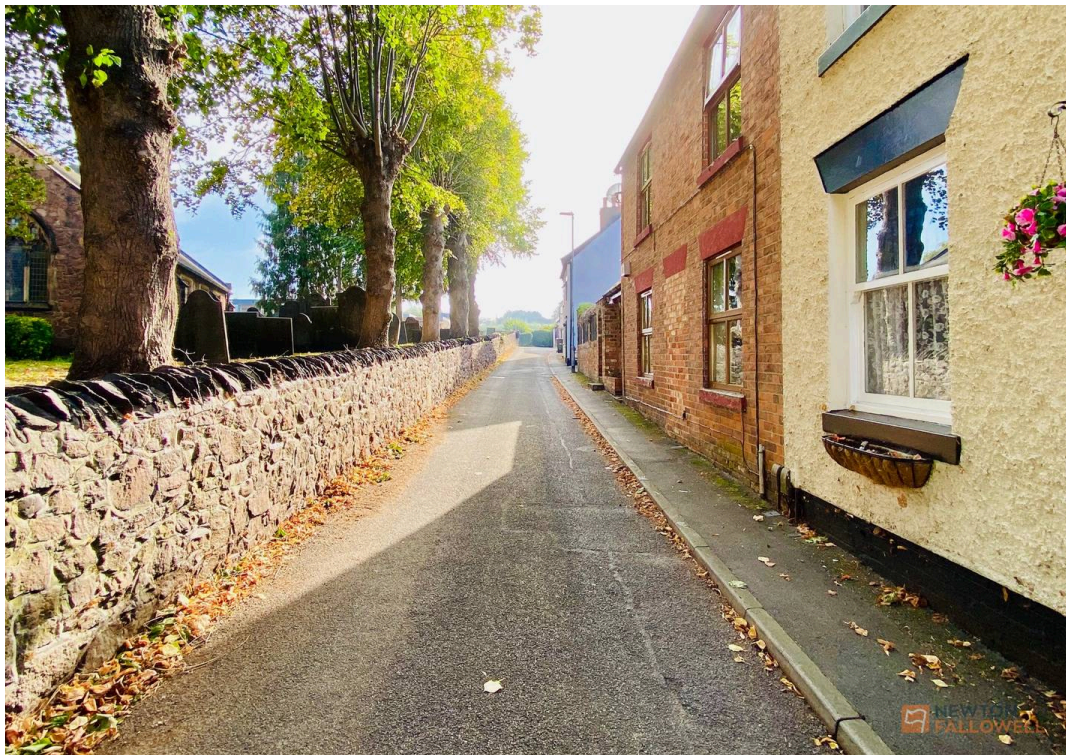
Referrals

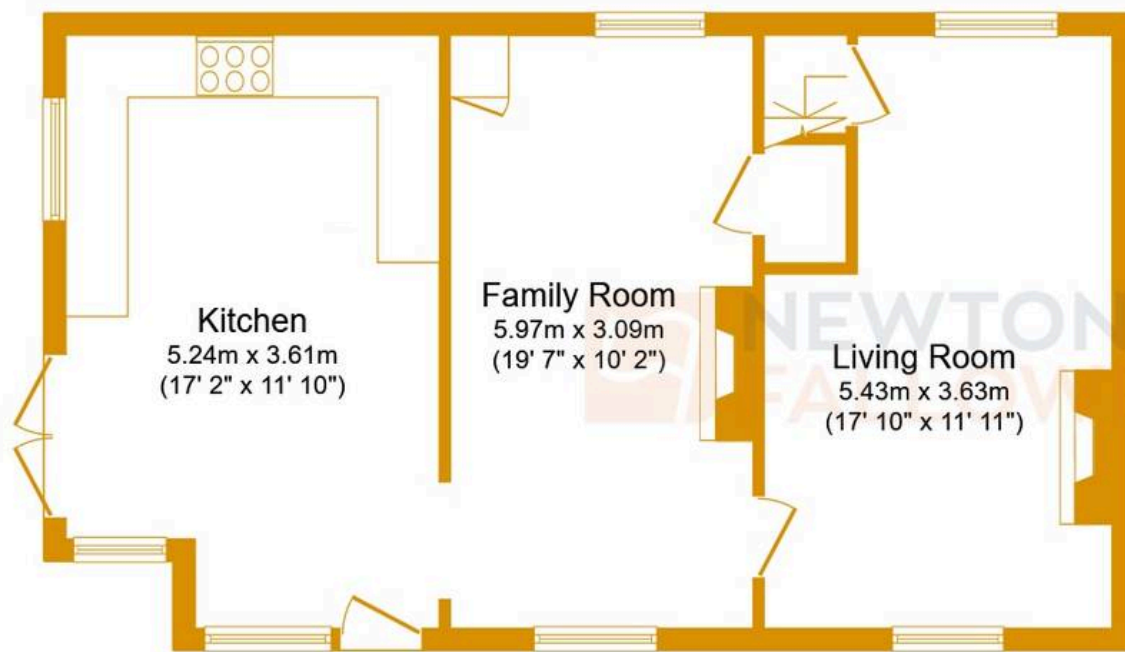
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB (Everyone Mortgages) to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Free Property Valuations

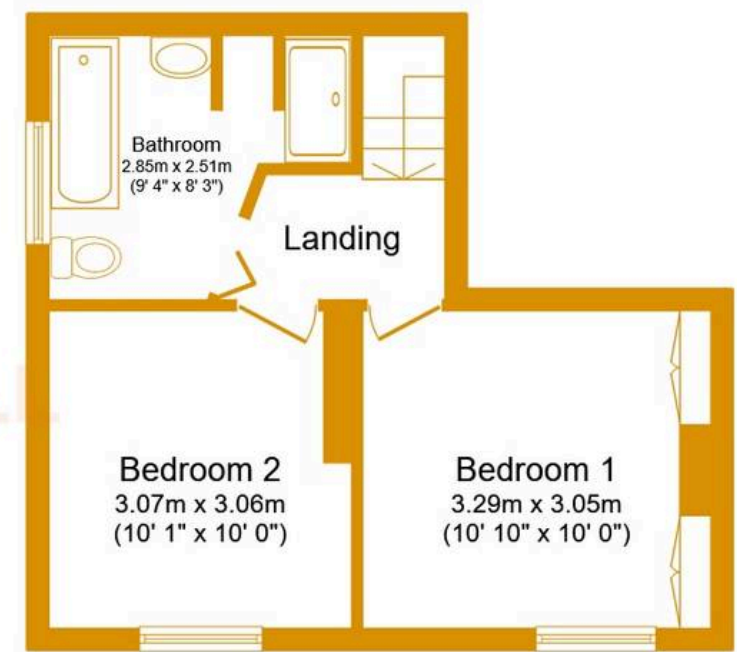
If you're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.







Ground Floor



First Floor

Total floor area: 86.6 sq.m. (932 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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